

OWNERS' STATEMENT:

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE ALL THE PARTIES HAVING RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED AND SHOWN ON THIS FINAL MAP OF "TRACT NO. 4190, SUBDIVISIONS OF SAN JOAQUIN COUNTY, MACHADO RANCH UNIT NO. 2", CITY OF MANTECA, CALIFORNIA, AND WE HEREBY CONSENT TO THE PREPARATION AND FILING OF THIS FINAL MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAN JOAQUIN COUNTY, CALIFORNIA.

WE ALSO OFFER THE REAL PROPERTY DESCRIBED BELOW, DEDICATED AS AN EASEMENT FOR PUBLIC PURPOSES, ALL PUBLIC UTILITY EASEMENTS, AND IN FEE, ALL STREET RIGHTS-OF-WAY, THE VARIABLE-WIDTH WIDENING OF RIGHT-OF-WAY ALONG WOODWARD AVENUE, THE VARIABLE-WIDTH WIDENING OF RIGHT-OF-WAY ALONG AIRPORT WAY AND LOT "A" FOR PARK / STORM DRAIN BASIN PURPOSES AND RESERVE TO THE CITY OF MANTECA, THE RIGHT TO CONTROL ACCESS OVER AND ACROSS THE ONE-FOOT ACCESS RESERVE STRIPS AND RELINQUISH TO THE CITY OF MANTECA ALL ACCESS RIGHTS OF LOTS 251 THROUGH 273 TO AND FROM WOODWARD AVENUE, LOTS 274 THROUGH 278 AND LOTS 298 THROUGH 308 TO AND FROM AIRPORT WAY AND LOTS 309 THROUGH 317 AND LOTS 369 THROUGH 374 TO AND FROM EXPEDITION STREET, ALL AS SHOWN ON THIS FINAL MAP.

OWNER:
MERITAGE HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION

BY: _____ DATE _____

NAME: _____

TITLE: _____

OPTIONEE:
THE UNDERSIGNED, AS OPTIONEE UNDER THE MEMORANDUM OF PURCHASE AGREEMENT RECORDED SEPTEMBER 26, 2024 AS INSTRUMENT NUMBER 2024-082211, OFFICIAL RECORDS OF SAN JOAQUIN COUNTY, DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNER'S STATEMENT.

GGM MANTECA LAND HOLDINGS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____ DATE _____

NAME: _____

TITLE: _____

DEVELOPMENT SERVICES DEPARTMENT STATEMENT:

THE FINAL MAP OF "TRACT NO. 4190, SUBDIVISIONS OF SAN JOAQUIN COUNTY, MACHADO RANCH UNIT NO. 2", CITY OF MANTECA, CALIFORNIA CONFORMS TO THE APPROVED GENERAL PLAN AND THE MANTECA MUNICIPAL CODE.

DATED _____ DAY OF _____, 20____.

BARBARA HARB
INTERIM DIRECTOR OF DEVELOPMENT SERVICES

IRRIGATION DISTRICT'S STATEMENT:

SOUTH SAN JOAQUIN IRRIGATION DISTRICT:

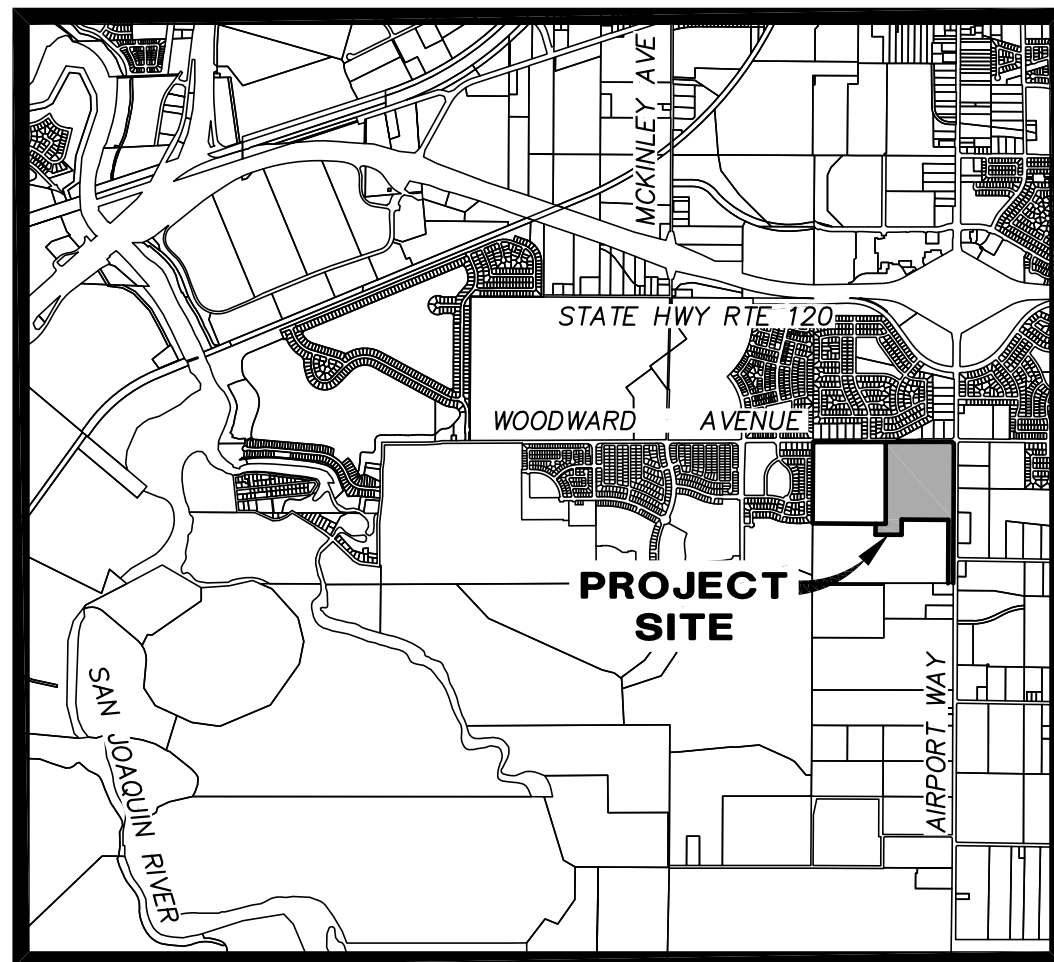
THE EASEMENTS FOR SOUTH SAN JOAQUIN IRRIGATION DISTRICT AS SHOWN ON THIS MAP ARE CORRECT AND SOUTH SAN JOAQUIN IRRIGATION DISTRICT APPROVES THE FILING OF THIS MAP.

DATED THIS _____ DAY OF _____, 20____.

FORREST KILLINGSWORTH, ENGINEERING DEPARTMENT MANAGER
SOUTH SAN JOAQUIN IRRIGATION DISTRICT

TRACT NO. 4190
SUBDIVISIONS OF SAN JOAQUIN COUNTY
MACHADO RANCH
UNIT NO. 2
BEING A SUBDIVISION OF LOTS "A" & "B" OF THAT CERTAIN MAP ENTITLED
"MACHADO RANCH, UNIT NO. 1, RECORDED IN BOOK 44 OF MAPS & PLATS, AT PAGE 127, SAN JOAQUIN COUNTY RECORDS AND THE REAL PROPERTY DESCRIBED IN EXHIBIT "A" OF D.N. 2023-006352, SAN JOAQUIN COUNTY RECORDS AND LYING IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN, CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA
AUGUST, 2023

NORTHSTAR ENGINEERING GROUP, INC.
620 12th Street, Modesto, CA 95354
(209) 524-3525



VICINITY MAP
NTS

RIGHT TO FARM STATEMENT:

PER CITY OF MANTECA CODE OF ORDINANCES, TITLE 8, CHAPTER 8.24, THE CITY OF MANTECA PERMITS OPERATION OF PROPERLY CONDUCTED AGRICULTURAL OPERATIONS WITHIN THE CITY LIMITS, INCLUDING THOSE THAT UTILIZE CHEMICAL FERTILIZERS AND PESTICIDES. YOU ARE HEREBY NOTIFIED THAT THE PROPERTY YOU ARE PURCHASING MAY BE LOCATED CLOSE TO AGRICULTURAL LANDS AND OPERATIONS. YOU MAY BE SUBJECT TO INCONVENIENCE OR DISCOMFORT ARISING FROM THE LAWFUL AND PROPER USE OF AGRICULTURAL CHEMICAL AND PESTICIDES AND FROM OTHER AGRICULTURAL ACTIVITIES, INCLUDING WITHOUT LIMITATION, CULTIVATION, PLOWING, SPRAYING, IRRIGATION, PRUNING, HARVESTING, BURNING OF AGRICULTURAL WASTE PRODUCTS, PROTECTION OF CROPS AND ANIMALS FROM DEPREDATION, AND OTHER ACTIVITIES WHICH OCCASIONALLY GENERATE DUST, SMOKE, NOISE AND ODOR. CONSEQUENTLY, DEPENDING ON THE LOCATION OF YOUR PROPERTY, IT MAY BE NECESSARY THAT YOU BE PREPARED TO ACCEPT SUCH INCONVENIENCES OR DISCOMFORT AS A NORMAL AND NECESSARY ASPECT OF LIVING IN AN AGRICULTURALLY ACTIVE REGION.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SIGNATURE HOMES ON FEBRUARY 7, 2022. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER, 2024, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 20____.

NICOLE CANNELLA P.L.S. 9099



COUNTY SURVEYOR'S STATEMENT:

I, JAMES E. HART, HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 4190, SUBDIVISIONS OF SAN JOAQUIN COUNTY, MACHADO RANCH UNIT NO. 2", CITY OF MANTECA, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF CHAPTER 2 OF THE CALIFORNIA SUBDIVISION MAP ACT, AS AMENDED, AND THAT THIS FINAL MAP IS TECHNICALLY CORRECT.

DATED THIS _____ DAY OF _____, 202____.

JAMES E. HART, L.S. 8657
COUNTY SURVEYOR

CITY ENGINEER'S STATEMENT:

I, KEVIN L. JORGENSEN II, HEREBY STATE THAT I AM THE CITY ENGINEER OF THE CITY OF MANTECA, CALIFORNIA AND THAT I HAVE EXAMINED THIS FINAL MAP OF "TRACT NO. 4190, SUBDIVISIONS OF SAN JOAQUIN COUNTY, MACHADO RANCH UNIT NO. 2", CITY OF MANTECA, CALIFORNIA AND THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. I FURTHER STATE THAT THIS FINAL MAP COMPLIES WITH ALL THE PROVISIONS OF TITLE 16 OF THE MANTECA MUNICIPAL CODE, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 202____.

KEVIN L. JORGENSEN II, R.C.E. 77243
DIRECTOR OF ENGINEERING / CITY ENGINEER



CITY COUNCIL'S STATEMENT:

THIS IS TO STATE THAT AT ITS REGULARLY HELD MEETING ON THE _____ DAY OF _____, 202____, THE CITY COUNCIL OF THE CITY OF MANTECA, CALIFORNIA, APPROVED THIS FINAL MAP OF "TRACT NO. 4190, SUBDIVISIONS OF SAN JOAQUIN COUNTY, MACHADO RANCH UNIT NO. 2", CITY OF MANTECA, CALIFORNIA AND ACCEPTED ON BEHALF OF THE PUBLIC FOR PUBLIC USE THE OFFER OF DEDICATION OF ALL PUBLIC UTILITY EASEMENTS AND ACCEPTED ON BEHALF OF THE CITY THE RIGHT TO CONTROL ACCESS OVER AND ACROSS THE ONE-FOOT ACCESS RESERVE STRIPS, THE RELINQUISHMENT TO THE CITY OF MANTECA, ALL ACCESS RIGHTS OF LOTS 251 THROUGH 273 TO AND FROM WOODWARD AVENUE, LOTS 274 THROUGH 278 AND LOTS 298 THROUGH 308 TO AND FROM AIRPORT WAY AND LOTS 309 THROUGH 317 AND LOTS 369 THROUGH 374 TO AND FROM EXPEDITION STREET, ALL AS SHOWN ON THIS FINAL MAP AND ACCEPTED THE OFFER OF DEDICATION OF ALL STREET RIGHTS-OF-WAY, THE VARIABLE-WIDTH WIDENING OF RIGHT-OF-WAY ALONG WOODWARD AVENUE, THE VARIABLE-WIDTH WIDENING OF RIGHT-OF-WAY ALONG AIRPORT WAY AND LOT "A" FOR PARK / STORM DRAIN BASIN PURPOSES, SUBJECT TO SATISFACTORY COMPLETION OF IMPROVEMENTS THEREON OF SAID STREET RIGHTS-OF-WAY AND LOT "A" IN ACCORDANCE WITH TITLE 16 OF THE MANTECA MUNICIPAL CODE, AND ANY AMENDMENTS THERETO, APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP.

DATED THIS _____ DAY OF _____, 202____.

ATTEST: _____
GARY SINGH, MAYOR CASSANDRA TILTON, CITY CLERK

RECORDER'S STATEMENT:

FILED THIS _____ DAY OF _____, 20____, AT _____ M. IN BOOK _____ OF MAPS AND PLATS, AT PAGE _____.

AT THE REQUEST OF FIRST AMERICAN TITLE COMPANY.

FEE: \$ _____

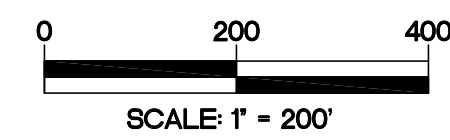
BY: _____ ASSISTANT/DEPUTY RECORDER
STEVE J. BESTOLARIDES ASSESSOR-RECORDER-COUNTY CLERK

TRACT NO. 4190 SUBDIVISIONS OF SAN JOAQUIN COUNTY MACHADO RANCH UNIT NO. 2

BEING A SUBDIVISION OF LOTS "A" & "B" OF THAT CERTAIN MAP ENTITLED "MACHADO RANCH, UNIT NO. 1, RECORDED IN BOOK 44 OF MAPS & PLATS, AT PAGE 127, SAN JOAQUIN COUNTY RECORDS AND THE REAL PROPERTY DESCRIBED IN EXHIBIT "A" OF D.N. 2023-006352, SAN JOAQUIN COUNTY RECORDS AND LYING IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA AUGUST, 2023

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
(209) 524-3525



REFERENCES:

- (A) 37 - RS - 150, S.J.C.R.
- (B) TERRA RANCH UNIT NO. 1 - 43 - M&P - 21, S.J.C.R.
- (C) TERRA RANCH UNIT NO. 2 - 43 - M&P - 35, S.J.C.R.
- (D) TERRA RANCH UNIT NO. 5 - 43 - M&P - 109, S.J.C.R.
- (E) BELLA VISTA, UNIT NO. 1 - 35 - M&P - 11, S.J.C.R.
- (F) CORNER RECORD CR-12-372, SAN JOAQUIN COUNTY SURVEYOR'S RECORDS
- (G) D.N. 2023-006352, S.J.C.R.
- (H) D.N. 2023-006351, S.J.C.R.
- (I) 33-RS-133, S.J.C.R.
- (J) MACHADO RANCH, UNIT NO. 1 - 44 - M&P - 127, S.J.C.R.

NOTES:

1. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
2. THIS MAP REFERS TO APPROVED TENTATIVE MAP SDJ-20-44.
3. ALL REFERENCES ARE TO SAN JOAQUIN COUNTY RECORDS, UNLESS OTHERWISE NOTED AND BOOK OR VOLUME PRECEDES PAGE.
4. ALL DISTANCES SHOWN ALONG A LOT LINE THAT CONTAINS A WITNESS CORNER ARE FROM LOT CORNER TO LOT CORNER.
5. ALL LOT CORNERS (EXCEPT FRONT CORNERS): SET 3/4" x 24" IRON PIPE TAGGED LS 9099.
6. WITNESS CORNERS: FRONT LOT CORNERS, SAW CUT '+' IN CONCRETE AT 4.00-FOOT DISTANCE FROM LOT CORNER ON LOT LINE PROJECTION.

LEGEND:

SFN	SEARCHED, FOUND NOTHING
W.C.	WITNESS CORNER
U.O.N.	UNLESS OTHERWISE NOTED
(A)	SEE REFERENCES THIS SHEET
(M)	MEASURED
(R)	RADIAL BEARING
C18	CURVE DATA, SEE CURVE TABLE THIS SHEET
R/W	RIGHT OF WAY
M&P	MAPS & PLATS
PM	PARCEL MAPS
RS	RECORD OF SURVEY
I.N.	INSTRUMENT NUMBER
OR	OFFICIAL RECORDS
D.N.	DOCUMENT NUMBER
PUE	PUBLIC UTILITY EASEMENT
SJCO	SAN JOAQUIN COUNTY
S.J.C.R.	SAN JOAQUIN COUNTY RECORDS
CL	CENTERLINE
EX	EXISTING
SF	SQUARE FEET
TYP	TYPICAL
C.O.M.	CITY OF MANTECA
CR	CORNER RECORD, SAN JOAQUIN COUNTY SURVEYOR'S RECORDS
////	RESTRICTED ACCESS

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM 83, ZONE 3 (1991.35). A LINE BETWEEN CITY OF MANTECA MONUMENTS No. 208 AND No. 219 BEARS NORTH 89°51'05" EAST AS CALCULATED FROM CITY OF MANTECA CONTROL MONUMENT SURVEY FILED IN BOOK 33 OF SURVEYS, AT PAGE 133, SAN JOAQUIN COUNTY RECORDS. TO OBTAIN GRID DISTANCE MULTIPLY GROUND DISTANCE BY 0.999929269

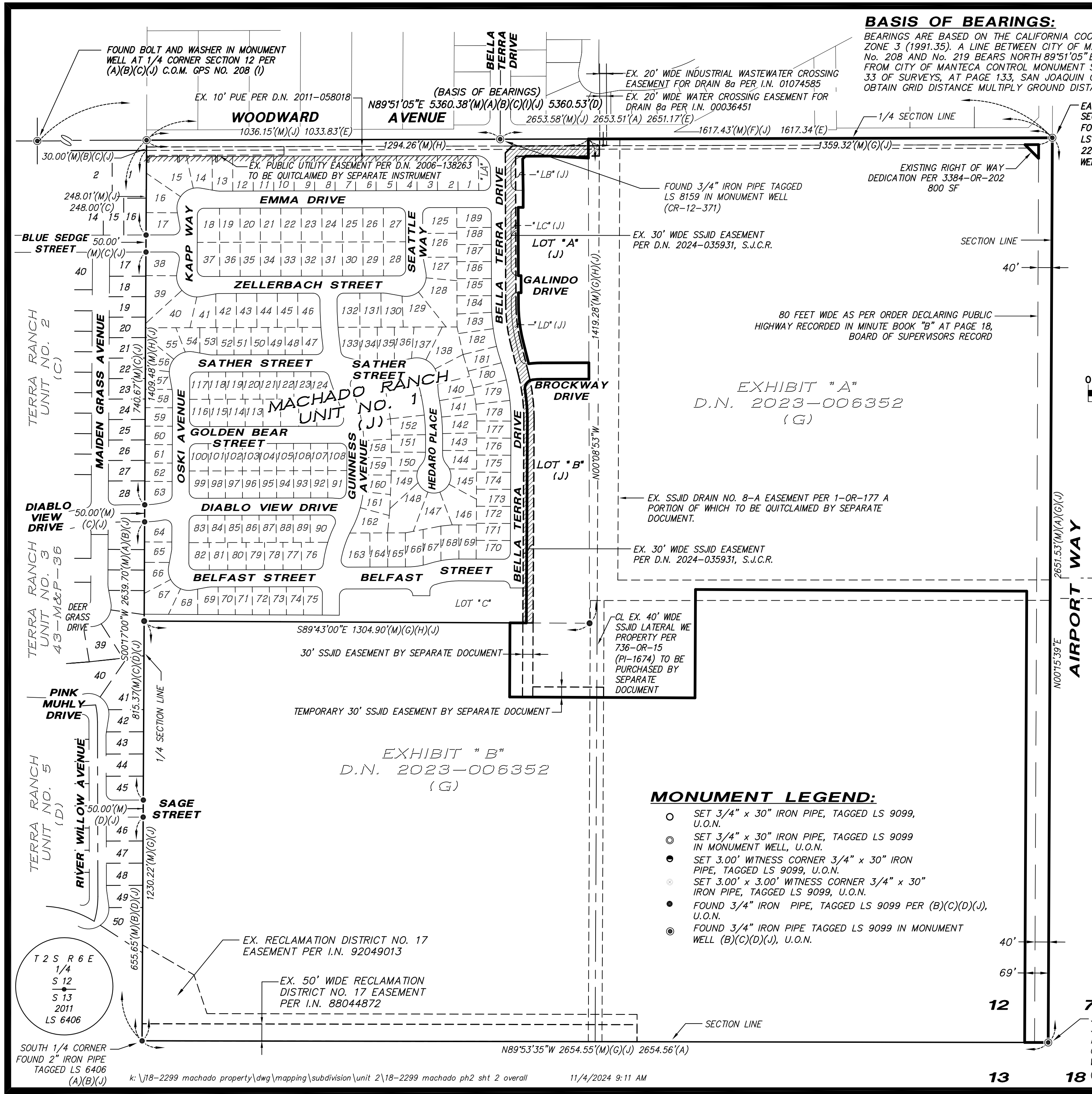
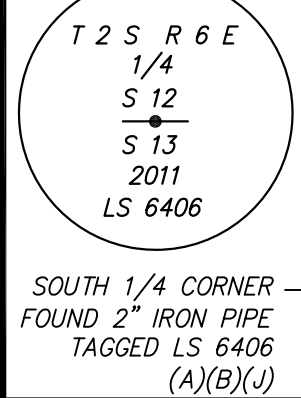


EXHIBIT "A"
D.N. 2023-006352
(G)

EXHIBIT "B"
D.N. 2023-006352
(G)

MONUMENT LEGEND:

- SET 3/4" x 30" IRON PIPE, TAGGED LS 9099, U.O.N.
- SET 3/4" x 30" IRON PIPE, TAGGED LS 9099 IN MONUMENT WELL, U.O.N.
- SET 3.00' WITNESS CORNER 3/4" x 30" IRON PIPE, TAGGED LS 9099, U.O.N.
- SET 3.00' x 3.00' WITNESS CORNER 3/4" x 30" IRON PIPE, TAGGED LS 9099, U.O.N.
- FOUND 3/4" IRON PIPE, TAGGED LS 9099 PER (B)(C)(D)(J), U.O.N.
- FOUND 3/4" IRON PIPE TAGGED LS 9099 IN MONUMENT WELL (B)(C)(D)(J), U.O.N.



TRACT NO. 4190

SUBDIVISIONS OF SAN JOAQUIN COUNTY

MACHADO RANCH

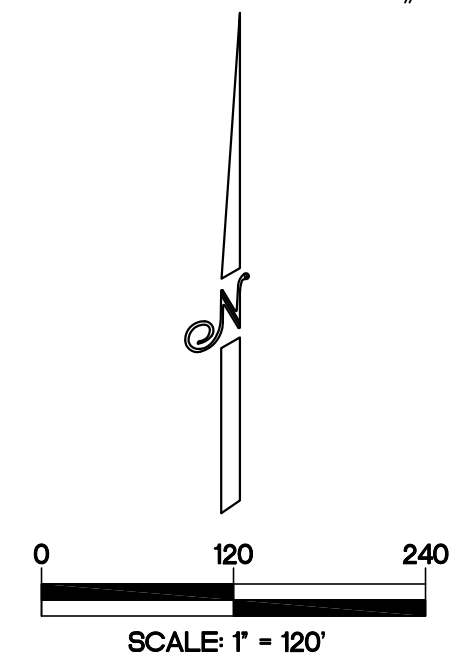
UNIT NO. 2

BEING A SUBDIVISION OF LOTS "A" & "B" OF THAT CERTAIN MAP ENTITLED "MACHADO RANCH, UNIT NO. 1, RECORDED IN BOOK 44 OF MAPS & PLATS, AT PAGE 127, SAN JOAQUIN COUNTY RECORDS AND THE REAL PROPERTY DESCRIBED IN EXHIBIT "A" OF D.N. 2023-006352, SAN JOAQUIN COUNTY RECORDS AND LYING IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA AUGUST, 2023

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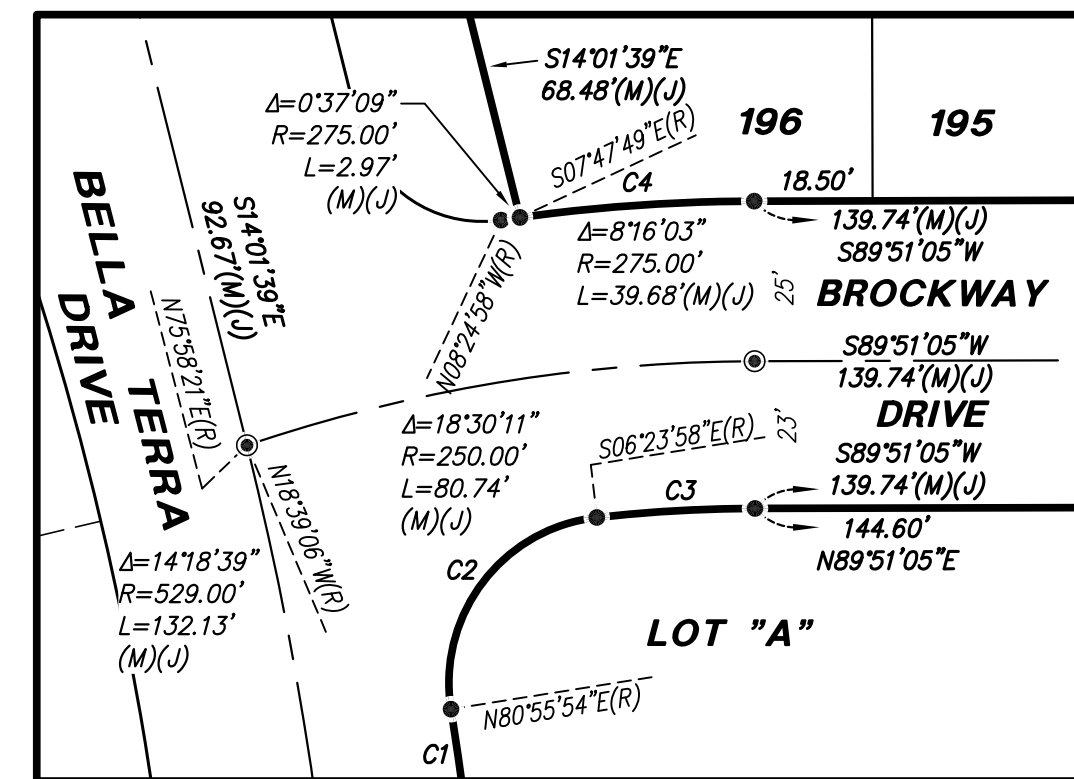
EAST 1/4 SECTION CORNER SECTION 12, T.2S., R.6E., MDM FOUND 3/4" IRON PIPE TAGGED LS 8159 (F)(D)(J) ["SJC" LS 2239" (E)(B)(C) IN MONUMENT WELL C.O.M. GPS #219(I)



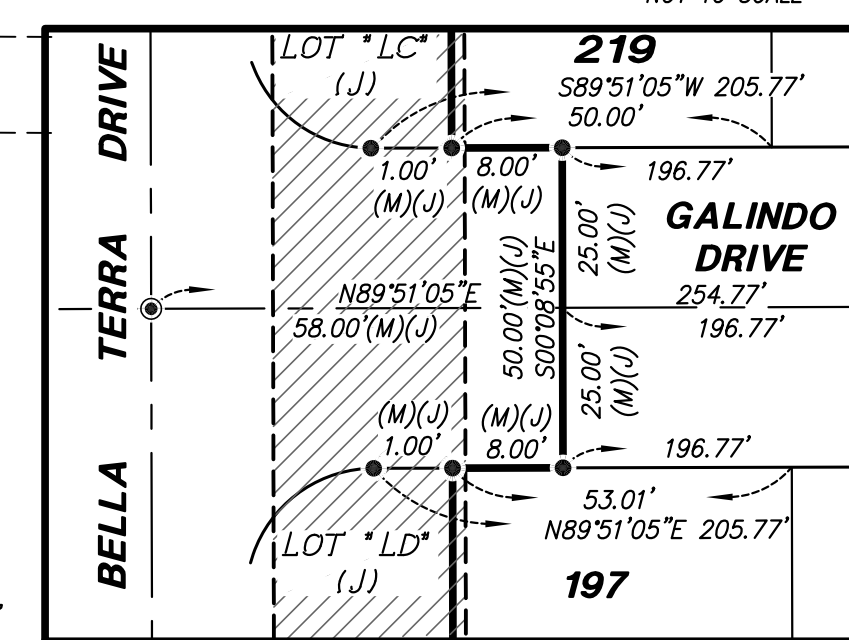
NOTES:
SEE SHEET 2 FOR NOTES, LEGEND, REFERENCES AND BASIS OF BEARINGS

SUBDIVISION SUMMARY:

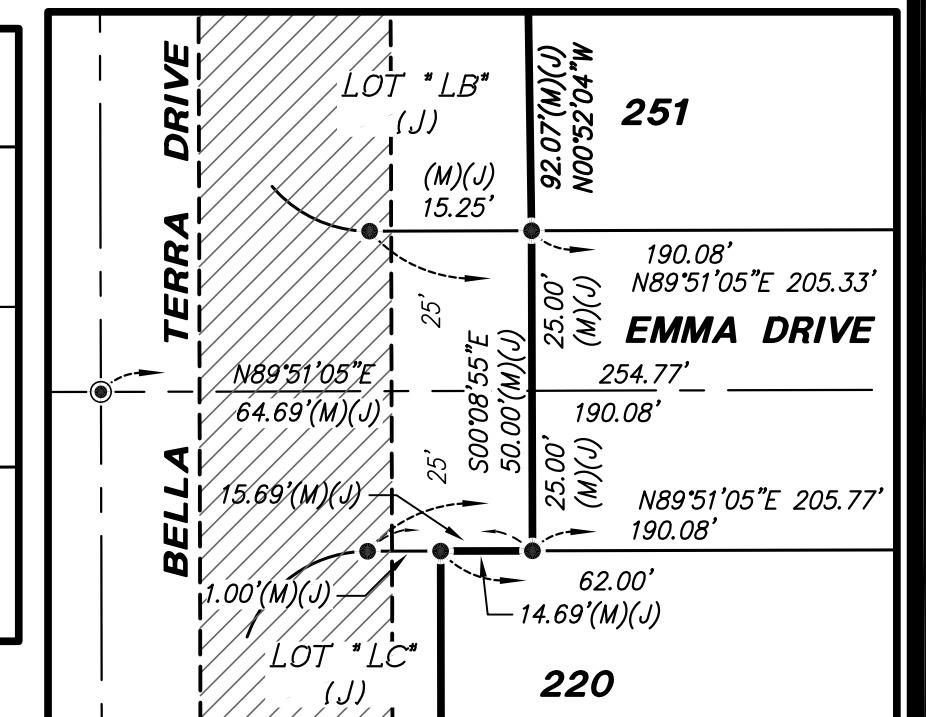
RESIDENTIAL LOTS (202)	26.74 ACRES
PARK / STORM DRAIN BASIN	7.80 ACRES
LARGE LOTS (3)	1.65 ACRES
PUBLIC RIGHT-OF-WAY	16.25 ACRES
TOTAL	52.44 ACRES



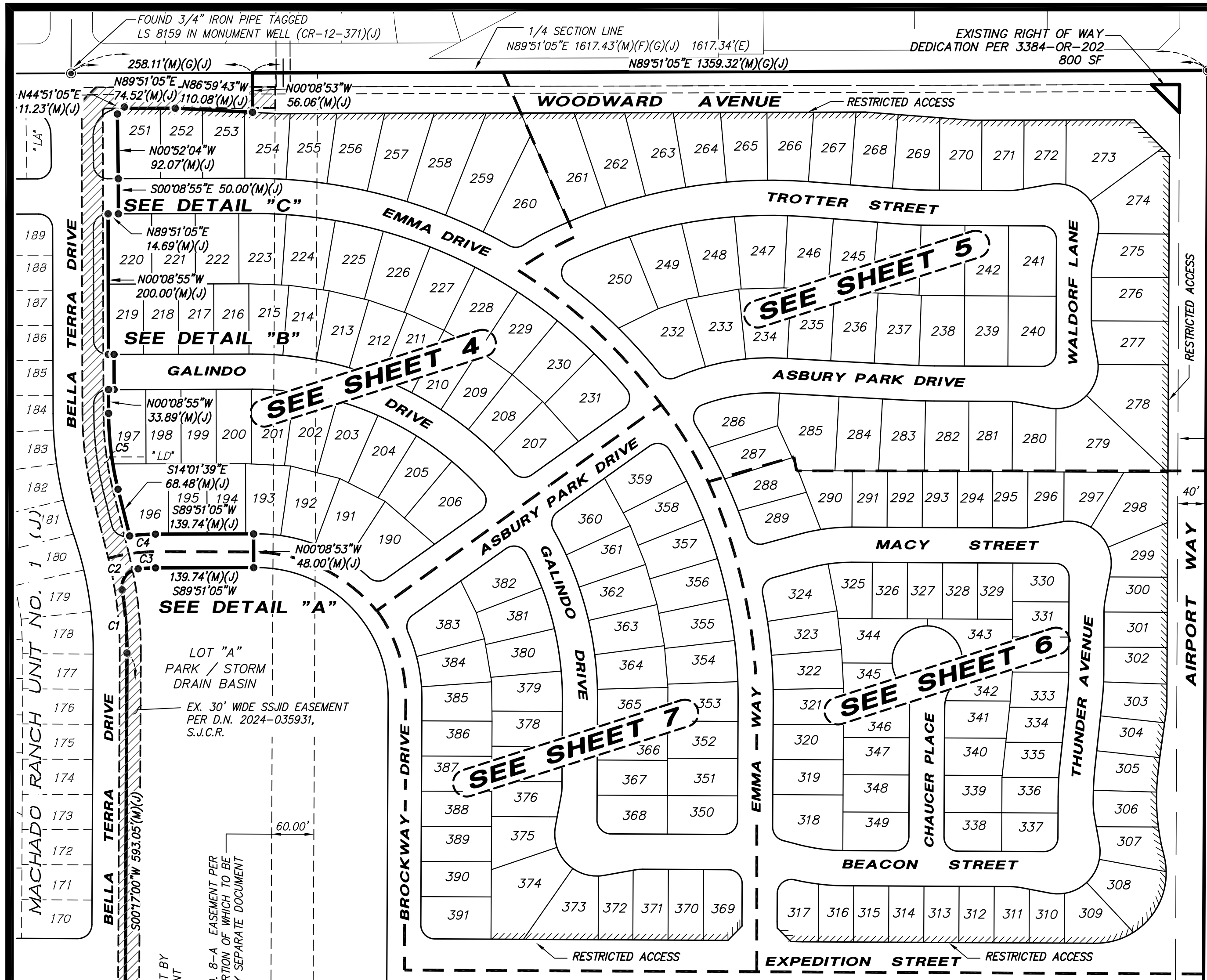
DETAIL "A"
NOT TO SCALE



DETAIL "B"
SCALE: 1" = 30'



DETAIL "C"
NOT TO SCALE
SHEET 3 OF 9



CURVE TABLE

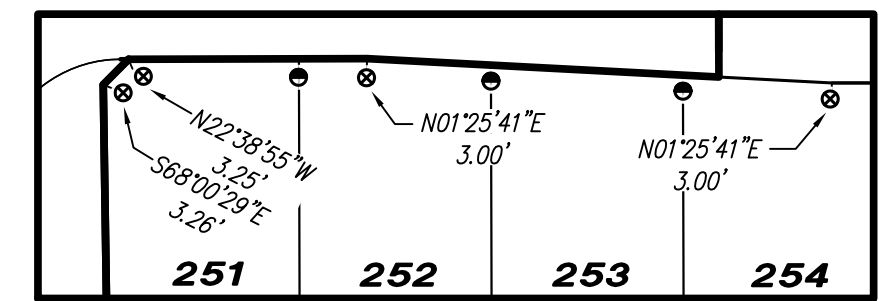
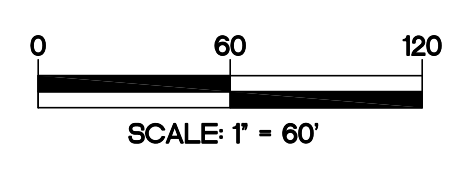
CURVE	DELTA	RADIUS	LENGTH	
C1	9°21'06"	552.00'	90.10'	(M)(J)
C2	92°40'08"	26.00'	42.05'	(M)(J)
C3	6°15'03"	227.00'	24.77'	(M)(J)
C4	7°38'54"	275.00'	36.71'	(M)(J)
C5	13°52'44"	450.00'	109.01'	(M)(J)

TRACT NO. 4190
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
MACHADO RANCH
UNIT NO. 2

BEING A SUBDIVISION OF LOTS "A" & "B" OF THAT CERTAIN MAP ENTITLED "MACHADO RANCH, UNIT NO. 1, RECORDED IN BOOK 44 OF MAPS & PLATS, AT PAGE 127, SAN JOAQUIN COUNTY RECORDS AND THE REAL PROPERTY DESCRIBED IN EXHIBIT "A" OF D.N. 2023-006352, SAN JOAQUIN COUNTY RECORDS AND LYING IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN, CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA AUGUST, 2023

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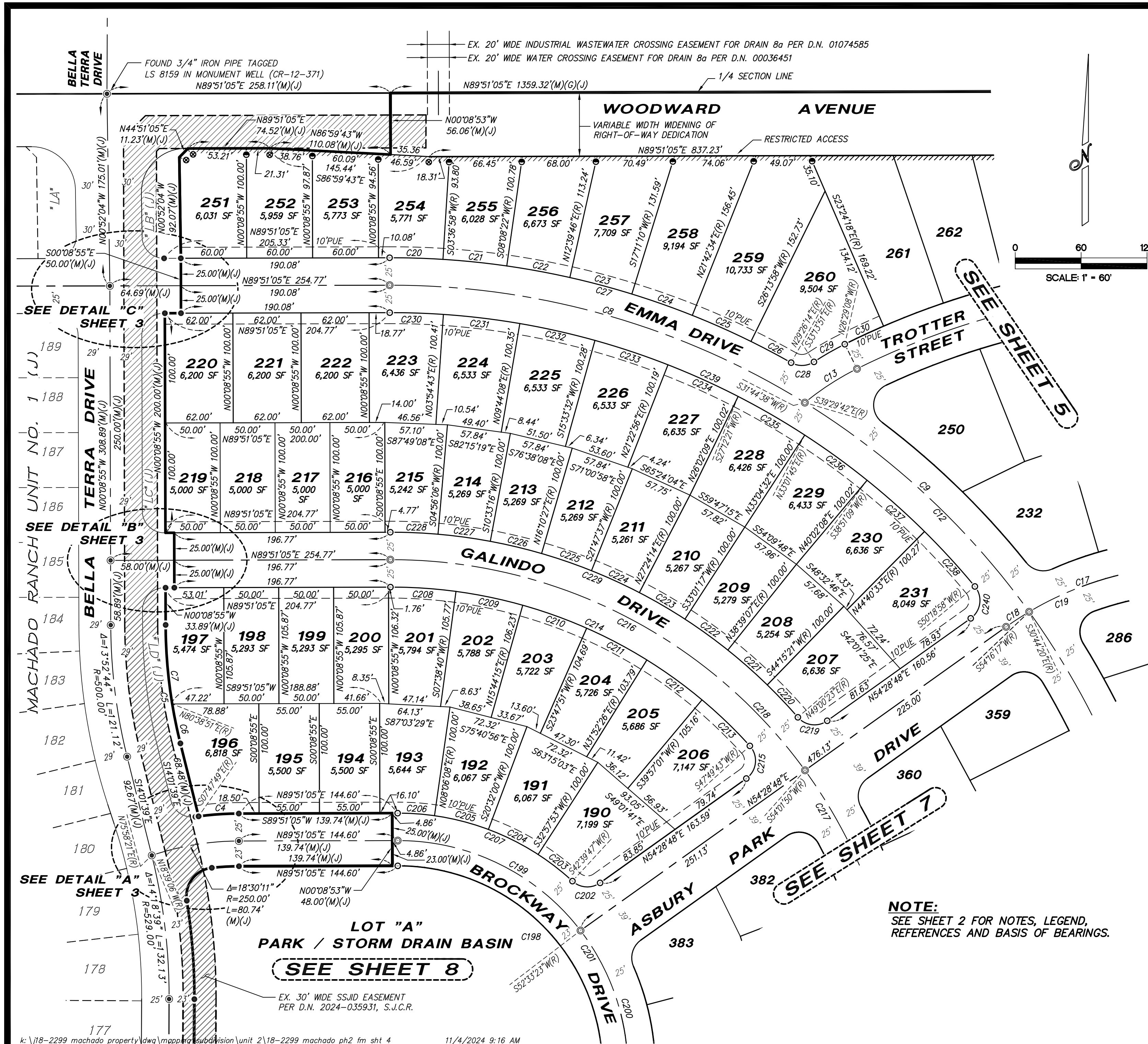


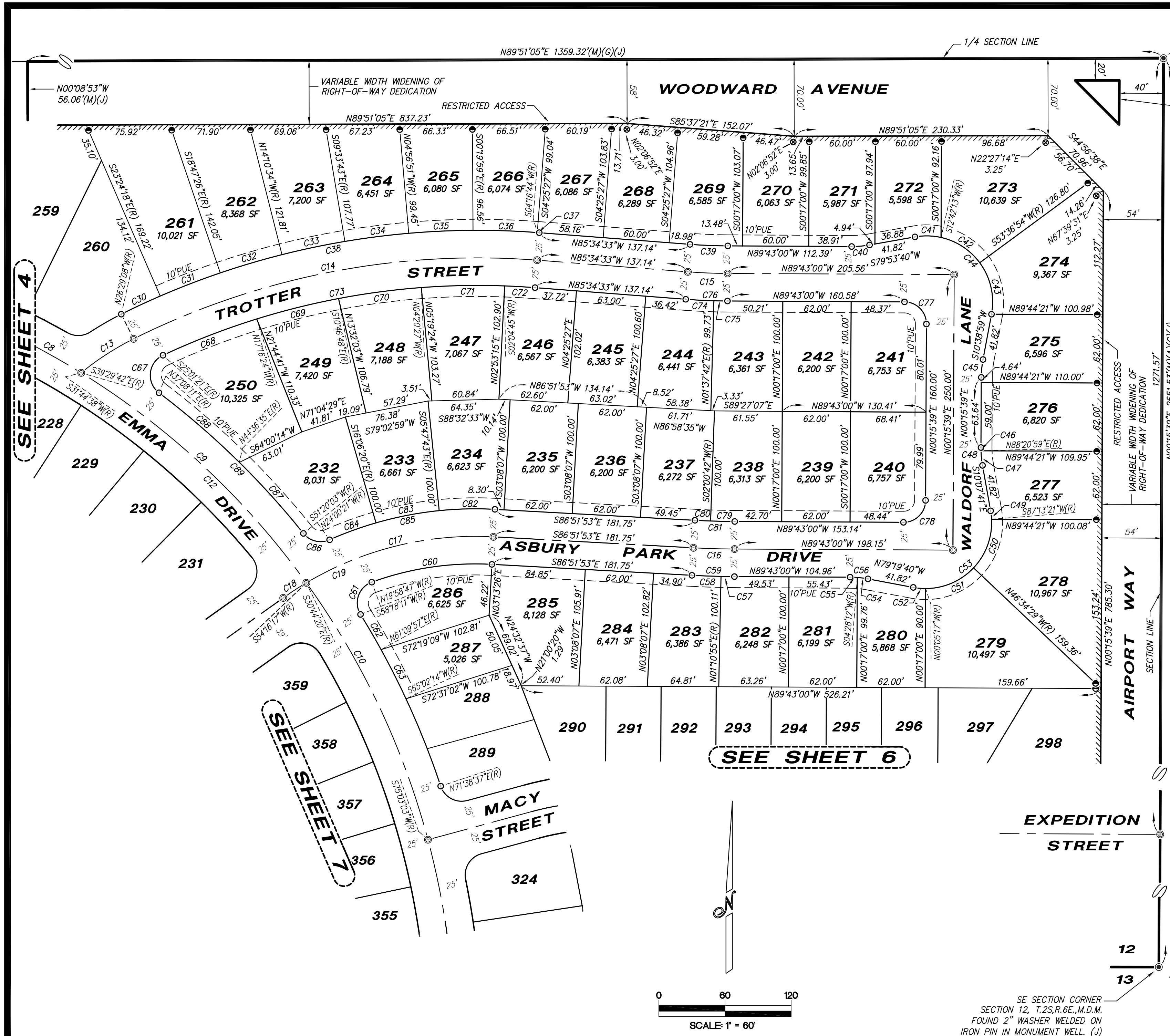
3'x3' WITNESS CORNER DETAIL

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	(M)(J)	CURVE	DELTA	RADIUS	LENGTH	(M)(J)
C4	7°38'54"	275.00'	36.71'	(M)(J)	C208	7°47'35"	440.00'	59.85'	(M)(J)
C5	13°52'44"	450.00'	109.01'	(M)(J)	C209	8°05'35"	440.00'	62.15'	(M)(J)
C6	4°40'30"	450.00'	36.72'	(M)(J)	C210	8°03'36"	440.00'	61.90'	(M)(J)
C7	9°12'14"	450.00'	72.29'	(M)(J)	C211	8°04'35"	440.00'	62.02'	(M)(J)
C8	31°53'33"	715.00'	397.99'	(M)(J)	C212	8°04'35"	440.00'	62.02'	(M)(J)
C9	22°31'39"	715.00'	281.12'	(M)(J)	C213	7°52'42"	440.00'	60.50'	(M)(J)
C12	90°25'56"	715.00'	1128.51'	(M)(J)	C214	4°58'38"	440.00'	368.44'	(M)(J)
C13	13°00'34"	250.00'	56.76'	(M)(J)	C215	96°39'05"	20.00'	33.74'	(M)(J)
C17	33°52'27"	300.00'	177.36'	(M)(J)	C216	54°10'45"	465.00'	439.71'	(M)(J)
C18	4°46'52"	300.00'	25.03'	(M)(J)	C217	36°15'10"	465.00'	294.22'	(M)(J)
C19	38°39'19"	300.00'	202.40'	(M)(J)	C218	90°25'55"	465.00'	733.92'	(M)(J)
C20	3°45'53"	740.00'	48.62'	(M)(J)	C219	84°31'35"	20.00'	29.51'	(M)(J)
C21	4°31'24"	740.00'	58.42'	(M)(J)	C220	4°45'02"	490.00'	40.63'	(M)(J)
C22	4°31'24"	740.00'	58.42'	(M)(J)	C221	5°36'14"	490.00'	47.92'	(M)(J)
C23	4°31'24"	740.00'	58.42'	(M)(J)	C222	5°37'50"	490.00'	48.15'	(M)(J)
C24	4°31'24"	740.00'	58.42'	(M)(J)	C223	5°37'03"	490.00'	48.04'	(M)(J)
C25	4°31'24"	740.00'	58.42'	(M)(J)	C224	5°36'37"	490.00'	47.98'	(M)(J)
C26	3°12'16"	740.00'	41.39'	(M)(J)	C225	5°37'10"	490.00'	48.06'	(M)(J)
C27	29°35'09"	740.00'	382.11'	(M)(J)	C226	5°37'11"	490.00'	48.06'	(M)(J)
C28	62°40'05"	20.00'	21.88'	(M)(J)	C227	5°37'10"	490.00'	48.06'	(M)(J)
C29	6°44'43"	275.00'	32.38'	(M)(J)	C228	5°05'01"	490.00'	43.48'	(M)(J)
C30	3°04'50"	725.00'	38.98'	(M)(J)	C229	49°09'18"	490.00'	420.38'	(M)(J)
C198	90°25'55"	186.00'	293.57'	(M)(J)	C230	4°03'38"	690.00'	48.90'	(M)(J)
C199	52°42'18"	209.00'	192.25'	(M)(J)	C231	5°49'25"	690.00'	70.13'	(M)(J)
C200	37°43'37"	209.00'	137.62'	(M)(J)	C232	5°49'24"	690.00'	70.13'	(M)(J)
C201	90°25'55"	209.00'	329.87'	(M)(J)	C233	5°49'24"	690.00'	70.13'	(M)(J)
C202	78°10'59"	20.00'	27.29'	(M)(J)	C234	5°49'25"	690.00'	70.13'	(M)(J)
C203	9°41'54"	234.00'	39.61'	(M)(J)	C235	5°49'24"	690.00'	70.13'	(M)(J)
C204	12°25'53"	234.00'	50.77'	(M)(J)	C236	5°49'24"	690.00'	70.13'	(M)(J)
C205	12°25'52"	234.00'	50.77'	(M)(J)	C237	5°49'24"	690.00'	70.13'	(M)(J)
C206	8°15'03"	234.00'	33.70'	(M)(J)	C238	5°38'25"	690.00'	67.92'	(M)(J)
C207	42°48'42"	234.00'	174.85'	(M)(J)	C239	50°27'53"	690.00'	607.73'	(M)(J)
					C240	94°09'50"	20.00'	32.87'	(M)(J)

NOTE:
 SEE SHEET 2 FOR NOTES, LEGEND, REFERENCES AND BASIS OF BEARINGS.





EAST 1/4 SECTION CORNER
SECTION 12, T.2S., R.6E., MDM
FOUND 3/4" IRON PIPE TAGGED
LS 8159 ["SICO LS 2239" (E)]
IN MONUMENT WELL (J)

EX. RIGHT OF WAY DEDICATION
PER 3384-OR-202
800 SF

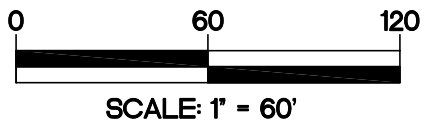
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MACHADO RANCH
UNIT NO. 2
BEING A SUBDIVISION OF LOTS "A" & "B" OF THAT
CERTAIN MAP ENTITLED
"MACHADO RANCH, UNIT NO. 1, RECORDED IN
BOOK 44 OF MAPS & PLATS, AT PAGE 127,
SAN JOAQUIN COUNTY RECORDS AND THE
REAL PROPERTY DESCRIBED IN EXHIBIT "A" OF
D.N. 2023-006352, SAN JOAQUIN COUNTY RECORDS
AND LYING IN A PORTION OF THE
SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 2 SOUTH, RANGE 6 EAST,
MOUNT DIABLO MERIDIAN
CITY OF MANTECA,
SAN JOAQUIN COUNTY, CALIFORNIA
AUGUST, 2023

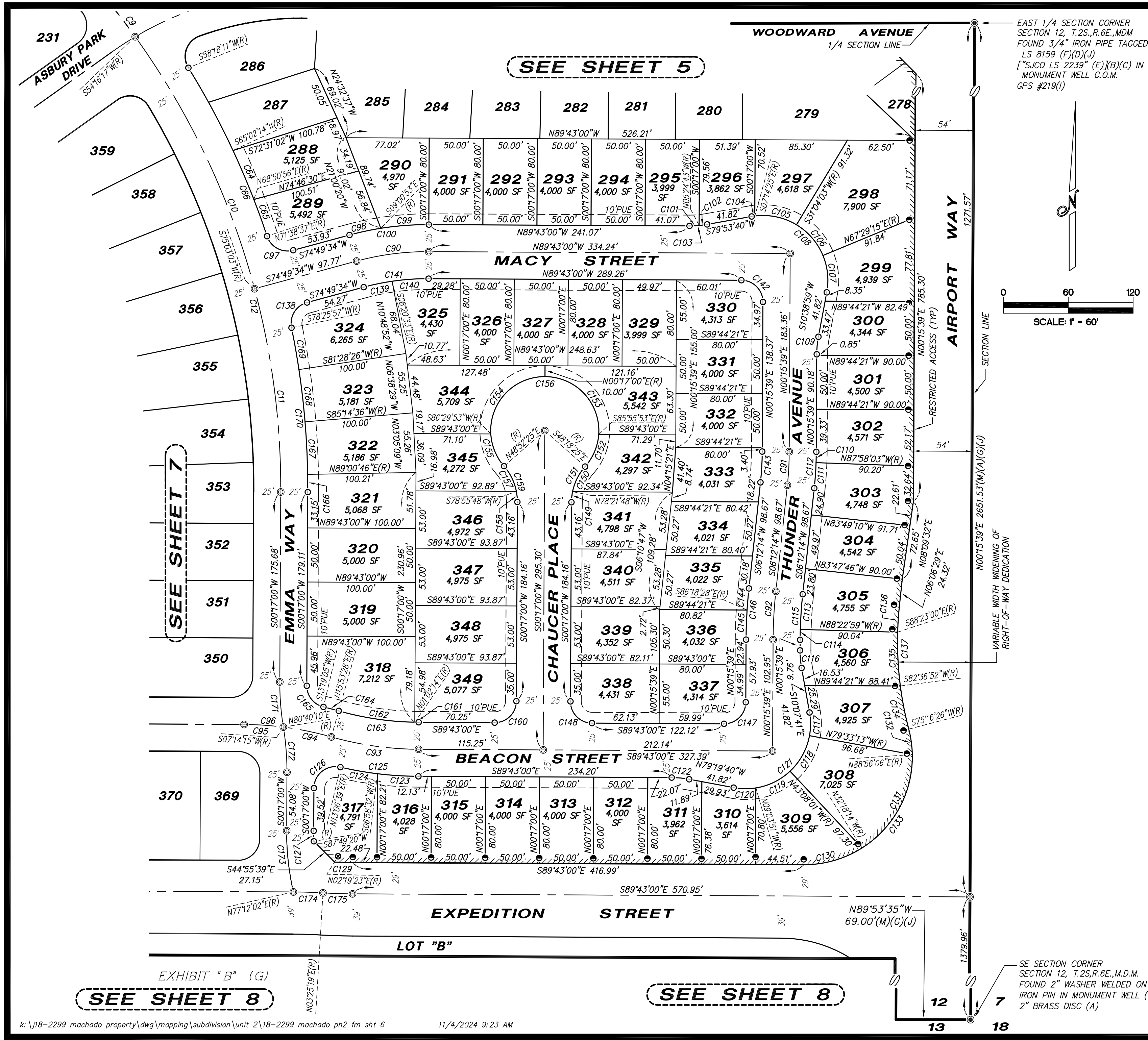
NORTHSTAR ENGINEERING GROUP, INC.
620 12th Street, Modesto, CA 95354
(209) 524-3525

NOTE:
SEE SHEET 2 FOR NOTES, LEGEND,
REFERENCES AND BASIS OF BEARINGS

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C8	31°53'33"	715.00'	397.99'	C54	6°12'08"	90.00'	9.74'
C9	22°31'39"	715.00'	281.12'	C55	4°11'12"	90.00'	6.58'
C10	20°46'46"	715.00'	259.31'	C56	10°23'20"	90.00'	16.32'
C12	90°25'55"	715.00'	1128.51'	C57	0°53'55"	775.00'	12.16'
C13	13°00'34"	250.00'	56.76'	C58	1°57'12"	775.00'	26.42'
C14	30°54'35"	700.00'	377.63'	C59	2°51'07"	775.00'	38.58'
C15	4°08'27"	500.00'	36.14'	C60	23°05'54"	275.00'	110.94'
C16	2°51'07"	750.00'	37.33'	C61	101°43'02"	20.00'	35.51'
C17	33°52'27"	300.00'	177.36'	C62	2°51'46"	740.00'	36.97'
C18	4°46'52"	300.00'	25.03'	C63	3°52'17"	740.00'	50.00'
C19	38°39'19"	300.00'	202.39'	C66	13°20'26"	740.00'	172.30'
C30	3°04'50"	725.00'	38.98'	C67	117°50'28"	20.00'	41.13'
C31	4°36'52"	725.00'	58.39'	C68	7°44'57"	675.00'	91.29'
C32	4°36'52"	725.00'	58.39'	C69	6°29'36"	675.00'	76.50'
C33	4°36'51"	725.00'	58.39'	C70	6°26'21"	675.00'	75.86'
C34	4°36'52"	725.00'	58.39'	C71	6°25'12"	675.00'	75.63'
C35	4°36'52"	725.00'	58.39'	C72	2°20'42"	675.00'	27.63'
C36	4°36'43"	725.00'	58.36'	C73	29°26'48"	675.00'	346.91'
C37	0°08'43"	725.00'	1.84'	C74	2°47'45"	525.00'	25.62'
C38	30°54'35"	725.00'	391.13'	C75	1°20'42"	525.00'	12.32'
C39	4°08'27"	475.00'	34.33'	C76	4°08'27"	525.00'	37.94'
C40	10°23'20"	90.00'	16.32'	C77	89°58'39"	20.00'	31.41'
C41	22°48'33"	60.00'	23.89'	C78	90°01'21"	20.00'	31.42'
C42	40°54'41"	60.00'	42.84'	C79	1°43'42"	725.00'	21.87'
C43	47°02'05"	60.00'	49.25'	C80	1°07'25"	725.00'	14.22'
C44	110°45'19"	60.00'	115.98'	C81	2°51'07"	725.00'	36.09'
C45	10°23'20"	90.00'	16.32'	C82	8°55'50"	325.00'	50.66'
C46	1°54'40"	90.00'	3.00'	C83	10°18'37"	325.00'	58.48'
C47	8°28'40"	90.00'	13.32'	C84	7°54'01"	325.00'	44.81'
C48	10°23'20"	90.00'	16.32'	C85	27°08'28"	325.00'	153.95'
C49	7°21'02"	60.00'	7.70'	C86	75°20'24"	20.00'	26.30'
C50	46°12'10"	60.00'	48.38'	C87	6°43'28"	740.00'	86.85'
C51	46°29'12"	60.00'	48.68'	C88	7°28'24"	740.00'	96.52'
C52	10°45'37"	60.00'	11.27'	C89	14°11'52"	740.00'	183.37'
C53	110°48'01"	60.00'	116.03'	C264	28°57'18"	120.00'	60.64'





TRACT NO. 4190
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
MACHADO RANCH
UNIT NO. 2
 BEING A SUBDIVISION OF LOTS "A" & "B" OF THAT CERTAIN MAP ENTITLED "MACHADO RANCH, UNIT NO. 1, RECORDED IN BOOK 44 OF MAPS & PLATS, AT PAGE 127, SAN JOAQUIN COUNTY RECORDS AND THE REAL PROPERTY DESCRIBED IN EXHIBIT "A" OF D.N. 2023-006352, SAN JOAQUIN COUNTY RECORDS AND LYING IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN, CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA
 AUGUST, 2023

NORTHSTAR ENGINEERING GROUP, INC.

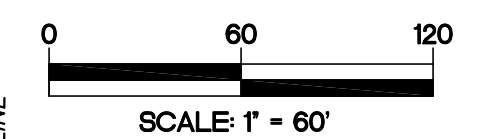
620 12th Street, Modesto, CA 95354
 (209) 524-3525

NOTES:
 SEE SHEET 2 FOR NOTES, LEGEND, BASIS OF BEARINGS AND REFERENCES.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C9	22°31'39"	715.00'	281.12'	C130	32°35'14"	100.00'	56.88'
C10	20°46'46"	715.00'	259.31'	C131	58°45'40"	100.00'	102.56'
C11	15°13'57"	715.00'	190.09'	C132	13°39'40"	100.00'	23.84'
C12	90°25'55"	715.00'	1128.51'	C133	105°00'34"	100.00'	183.28'
C64	3°48'42"	740.00'	49.23'	C134	7°20'26"	317.50'	40.68'
C65	2°47'41"	740.00'	36.10'	C135	9°00'08"	317.50'	49.89'
C66	13°20'26"	740.00'	172.30'	C136	4°29'29"	317.50'	24.89'
C90	15°27'26"	250.00'	67.44'	C137	20°50'03"	317.50'	115.46'
C91	5°56'35"	300.00'	31.12'	C138	86°23'37"	20.00'	30.16'
C92	5°56'35"	432.50'	44.86'	C139	6°49'53"	225.00'	26.83'
C93	15°36'28"	300.00'	81.72'	C140	8°37'33"	225.00'	33.87'
C94	8°39'13"	300.00'	45.31'	C141	15°27'26"	225.00'	60.70'
C95	6°57'15"	300.00'	36.41'	C142	89°58'39"	20.00'	31.41'
C96	15°36'28"	300.00'	81.72'	C143	5°56'35"	275.00'	28.52'
C97	86°49'03"	20.00'	30.31'	C144	2°30'42"	457.50'	20.05'
C98	6°09'33"	275.00'	29.56'	C145	3°25'53"	457.50'	27.40'
C99	9°17'53"	275.00'	44.63'	C146	5°56'35"	457.50'	47.45'
C100	15°27'26"	275.00'	74.19'	C147	90°01'21"	20.00'	31.42'
C101	5°41'43"	90.00'	8.95'	C148	90°00'00"	20.00'	31.42'
C102	4°41'37"	90.00'	7.37'	C149	11°21'12"	50.00'	9.91'
C103	10°23'20"	90.00'	16.32'	C150	30°03'23"	50.00'	26.23'
C104	2°51'55"	60.00'	3.00'	C151	41°24'35"	50.00'	36.14'
C105	38°18'28"	60.00'	40.12'	C152	37°37'28"	50.00'	32.83'
C106	36°25'12"	60.00'	38.14'	C153	93°47'07"	50.00'	81.84'
C107	33°09'44"	60.00'	34.73'	C154	93°47'07"	50.00'	81.84'
C108	110°45'19"	60.00'	115.99'	C155	37°37'28"	50.00'	32.83'
C109	10°23'20"	90.00'	16.32'	C156	262°49'10"	50.00'	229.34'
C110	1°46'18"	325.00'	10.05'	C157	30°03'23"	50.00'	26.23'
C111	4°10'17"	325.00'	23.66'	C158	11°21'12"	50.00'	9.91'
C112	5°56'35"	325.00'	33.71'	C159	41°24'35"	50.00'	36.14'
C113	4°35'13"	407.50'	32.62'	C160	90°00'00"	20.00'	31.42'
C114	1°21'22"	407.50'	9.64'	C161	0°45'14"	275.00'	3.62'
C115	5°56'35"	407.50'	42.26'	C162	14°51'14"	275.00'	71.29'
C116	10°23'20"	90.00'	16.32'	C163	15°36'28"	275.00'	74.91'
C117	20°34'28"	60.00'	21.55'	C164	2°34'23"	325.00'	14.60'
C118	36°25'12"	60.00'	38.14'	C165	76°57'55"	20.00'	26.87'
C119	34°04'10"	60.00'	35.68'	C166	1°16'14"	740.00'	16.41'
C120	19°44'11"	60.00'	20.67'	C167	3°46'10"	740.00'	48.68'
C121	110°48'01"	60.00'	116.04'	C168	3°46'10"	740.00'	48.68'
C122	10°23'20"	90.00'	16.32'	C169	3°02'29"	740.00'	39.28'
C123	6°41'32"	325.00'	37.96'	C170	11°51'03"	740.00'	153.05'
C124	6°08'07"	325.00'	34.80'	C171	9°36'50"	250.00'	41.95'
C125	12°49'39"	325.00'	72.76'	C172	9°36'50"	250.00'	41.95'
C126	102°49'39"	20.00'	35.89'	C173	13°04'58"	250.00'	57.08'
C127	2°27'40"	225.00'	9.66'	C174	3°08'19"	500.00'	27.39'
C129	2°02'23"	471.00'	16.77'	C175	3°08'19"	500.00'	27.39'

EAST 1/4 SECTION CORNER SECTION 12, T.2S., R.6E., MDM FOUND 3/4" IRON PIPE TAGGED LS 8159 (F)(D)(J) ["S]JCO LS 2239" (E)](B)(C) IN MONUMENT WELL C.O.M. GPS #219(1)



SE SECTION CORNER SECTION 12, T.2S., R.6E., M.D.M. FOUND 2" WASHER WELDED ON IRON PIN IN MONUMENT WELL (J) 2" BRASS DISC (A)

TRACT NO. 4190

SUBDIVISIONS OF SAN JOAQUIN COUNTY

MACHADO RANCH

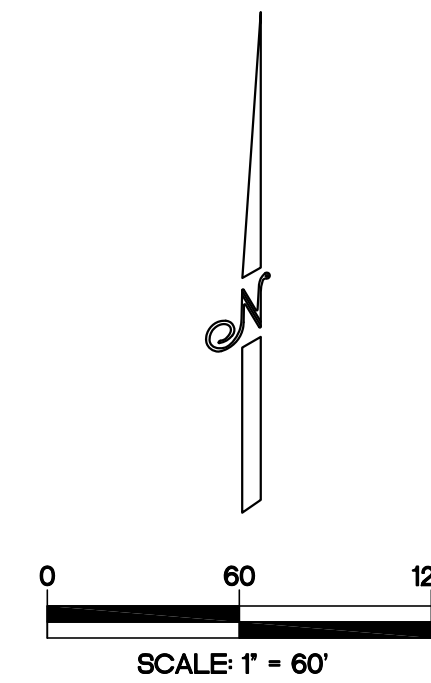
UNIT NO. 2

BEING A SUBDIVISION OF LOTS "A" & "B" OF THAT CERTAIN MAP ENTITLED "MACHADO RANCH, UNIT NO. 1, RECORDED IN BOOK 44 OF MAPS & PLATS, AT PAGE 127, SAN JOAQUIN COUNTY RECORDS AND THE REAL PROPERTY DESCRIBED IN EXHIBIT "A" OF D.N. 2023-006352, SAN JOAQUIN COUNTY RECORDS AND LYING IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA AUGUST, 2023

NORTHSTAR ENGINEERING GROUP, INC.

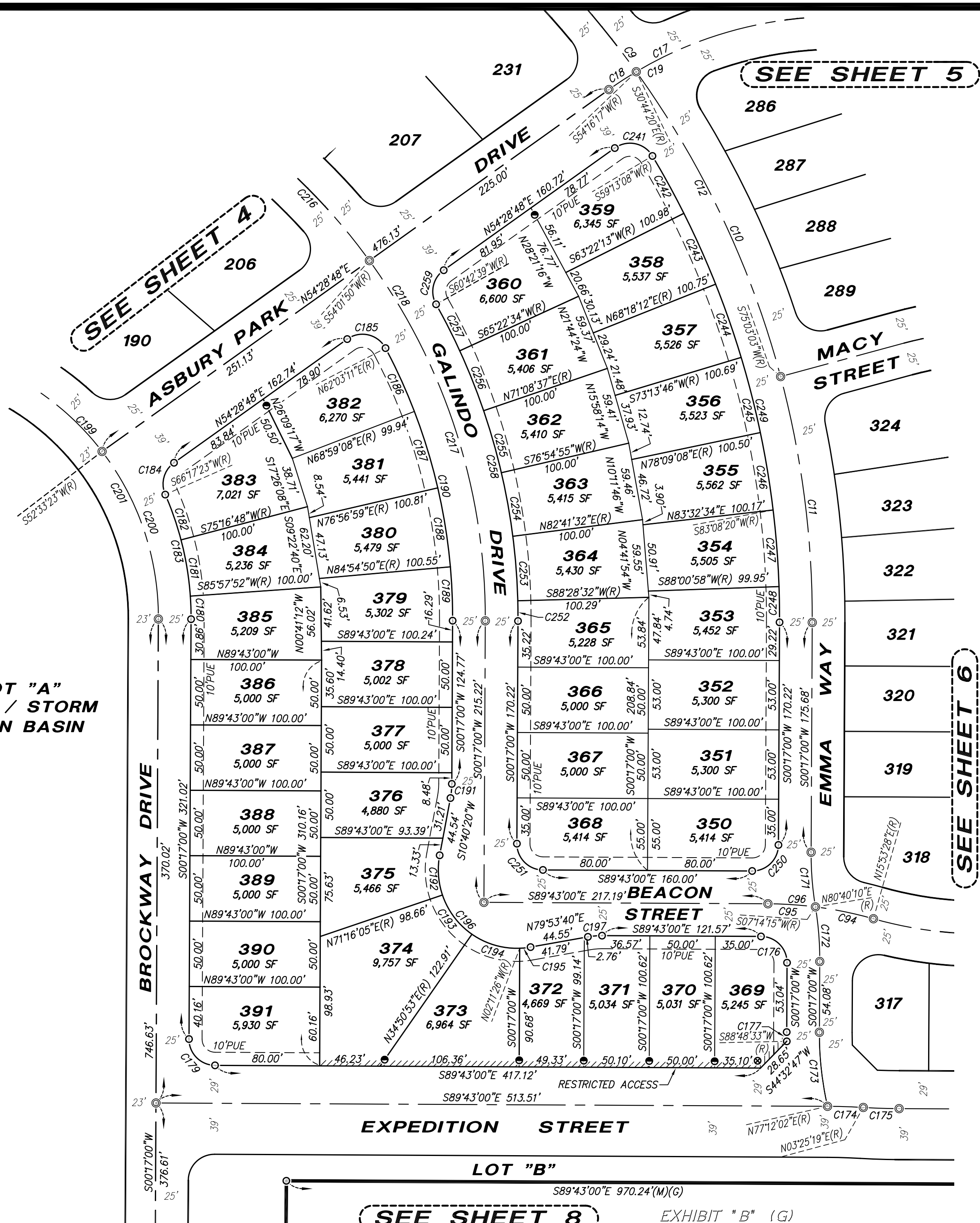
620 12th Street, Modesto, CA 95354
(209) 524-3525

NOTE:
SEE SHEET 2 FOR NOTES, LEGEND, REFERENCES AND BASIS OF BEARINGS.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C9	22°31'39"	715.00'	281.12'	C192	29°24'15"	60.00'	30.79'
C10	20°46'46"	715.00'	259.31'	C193	36°25'12"	60.00'	38.14'
C11	15°13'57"	715.00'	190.09'	C194	37°02'19"	60.00'	38.79'
C12	90°25'55"	715.00'	1128.51'	C195	7°54'54"	60.00'	8.29'
C17	33°52'27"	300.00'	177.36'	C196	110°46'40"	60.00'	116.01'
C18	4°46'52"	300.00'	25.03'	C197	10°23'20"	60.00'	10.88'
C19	38°39'19"	300.00'	202.40'	C199	52°42'18"	209.00'	192.25'
C94	8°39'13"	300.00'	45.31'	C200	37°43'37"	209.00'	137.62'
C95	6°57'15"	300.00'	36.41'	C201	90°25'55"	209.00'	329.87'
C96	15°36'28"	300.00'	81.72'	C216	54°10'45"	465.00'	439.70'
C171	9°36'50"	250.00'	41.95'	C217	36°15'10"	465.00'	294.22'
C172	9°36'50"	250.00'	41.95'	C218	90°25'55"	465.00'	733.92'
C173	13°04'58"	250.00'	57.08'	C241	94°44'20"	20.00'	33.07'
C174	3°08'19"	500.00'	27.39'	C242	4°09'05"	690.00'	49.99'
C175	3°08'19"	500.00'	27.39'	C243	4°55'59"	690.00'	59.41'
C176	90°00'00"	20.00'	31.42'	C244	4°55'34"	690.00'	59.32'
C177	1°28'27"	275.00'	7.08'	C245	4°55'22"	690.00'	59.28'
C179	90°00'00"	20.00'	31.42'	C246	4°59'12"	690.00'	60.06'
C180	4°19'08"	234.00'	17.64'	C247	4°52'36"	690.00'	58.74'
C181	10°41'04"	234.00'	43.64'	C248	2°16'02"	690.00'	27.30'
C182	8°59'25"	234.00'	36.72'	C249	31°03'52"	690.00'	374.10'
C183	23°59'37"	234.00'	98.00'	C250	90°00'00"	20.00'	31.42'
C184	78°11'25"	20.00'	27.29'	C251	90°00'00"	20.00'	31.42'
C185	97°34'23"	20.00'	34.06'	C252	1°48'28"	490.00'	15.46'
C186	6°55'57"	440.00'	53.24'	C253	5°47'00"	490.00'	49.46'
C187	7°57'51"	440.00'	61.16'	C254	5°46'37"	490.00'	49.41'
C188	7°57'51"	440.00'	61.16'	C255	5°46'18"	490.00'	49.36'
C189	5°22'10"	440.00'	41.23'	C256	5°46'03"	490.00'	49.32'
C190	28°13'49"	440.00'	216.79'	C257	4°39'55"	490.00'	39.90'
C191	10°23'20"	60.00'	10.88'	C258	29°34'21"	490.00'	252.91'
				C259	83°46'09"	20.00'	29.24'

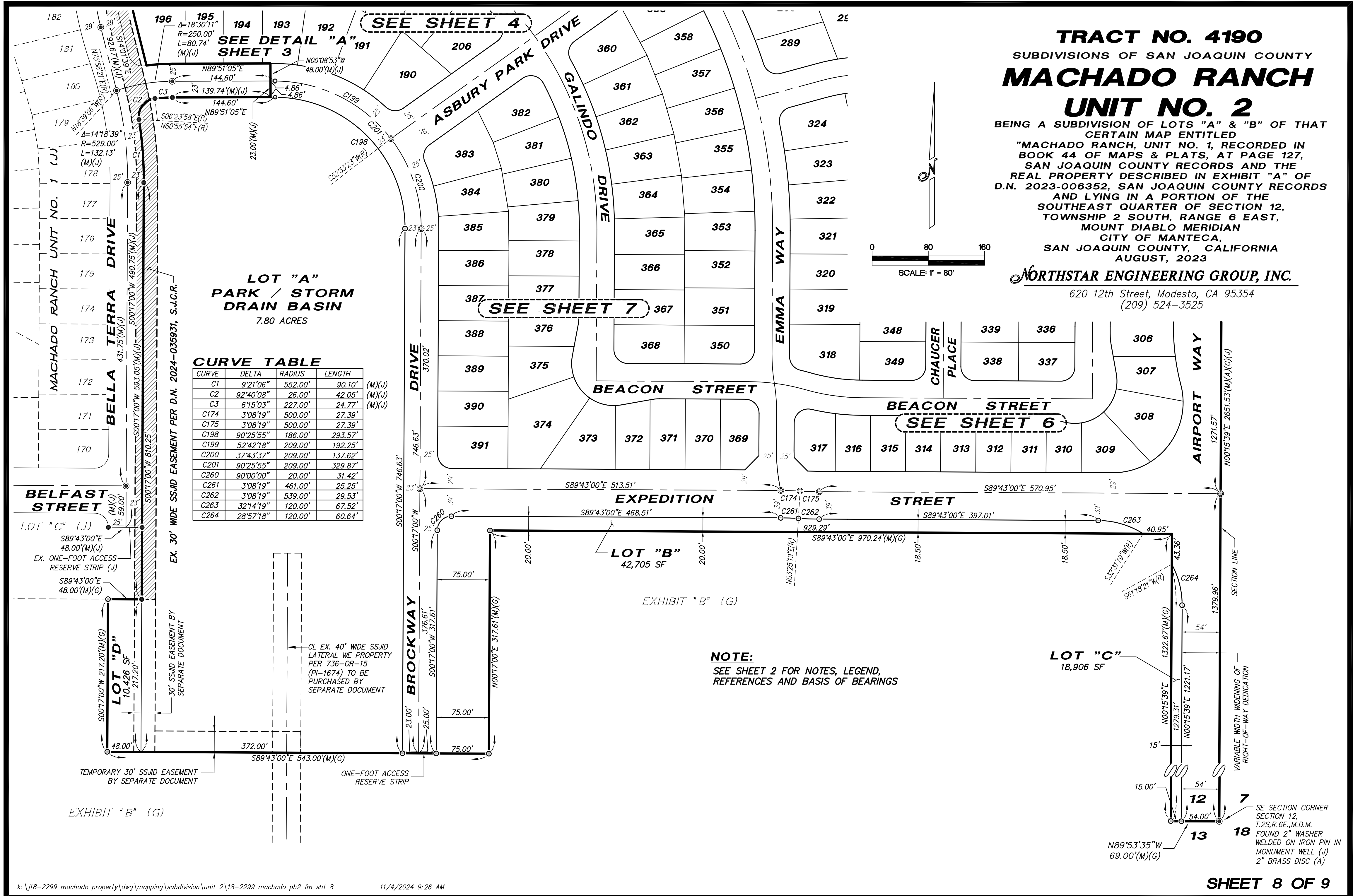
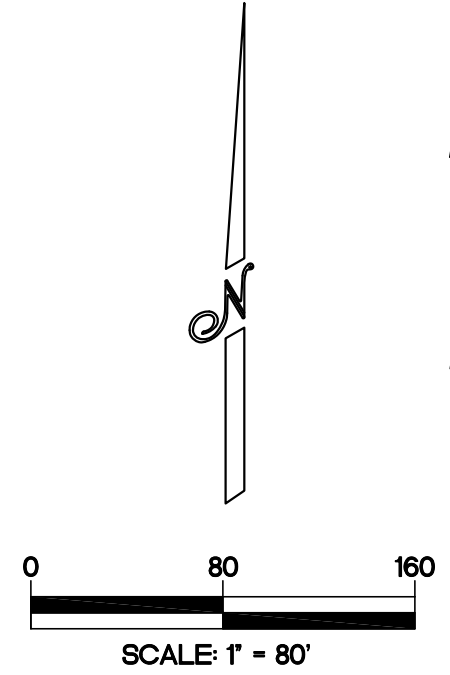


TRACT NO. 4190
 SUBDIVISIONS OF SAN JOAQUIN COUNTY
MACHADO RANCH
UNIT NO. 2

BEING A SUBDIVISION OF LOTS "A" & "B" OF THAT CERTAIN MAP ENTITLED "MACHADO RANCH, UNIT NO. 1, RECORDED IN BOOK 44 OF MAPS & PLATS, AT PAGE 127, SAN JOAQUIN COUNTY RECORDS AND THE REAL PROPERTY DESCRIBED IN EXHIBIT "A" OF D.N. 2023-006352, SAN JOAQUIN COUNTY RECORDS AND LYING IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA AUGUST, 2023

NORTHSTAR ENGINEERING GROUP, INC.

620 12th Street, Modesto, CA 95354
 (209) 524-3525



SEE SHEET 4
 SEE DETAIL "A"
 SHEET 3

SEE SHEET 7

SEE SHEET 6

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	
C1	9°21'06"	552.00'	90.10'	(M)(J)
C2	92°40'08"	26.00'	42.05'	(M)(J)
C3	6°15'03"	227.00'	24.77'	(M)(J)
C174	3°08'19"	500.00'	27.39'	
C175	3°08'19"	500.00'	27.39'	
C198	90°25'55"	186.00'	293.57'	
C199	52°42'18"	209.00'	192.25'	
C200	37°43'37"	209.00'	137.62'	
C201	90°25'55"	209.00'	329.87'	
C260	90°00'00"	20.00'	31.42'	
C261	3°08'19"	461.00'	25.25'	
C262	3°08'19"	539.00'	29.53'	
C263	32°14'19"	120.00'	67.52'	
C264	28°57'18"	120.00'	60.64'	

NOTE:
 SEE SHEET 2 FOR NOTES, LEGEND,
 REFERENCES AND BASIS OF BEARINGS

SE SECTION CORNER SECTION 12, T.2S,R.6E.,M.D.M. FOUND 2" WASHER WELDED ON IRON PIN IN MONUMENT WELL (J) 2" BRASS DISC (A)

NOTARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF _____ } S.S.
ON _____, BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER **PENALTY OF PERJURY** UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND: _____ PRINTED NAME: _____

PRINCIPAL COUNTY OF BUSINESS: _____ MY COMMISSION EXPIRES: _____

COMMISSION NUMBER: _____

NOTARY'S ACKNOWLEDGMENT:

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA }
COUNTY OF _____ } S.S.
ON _____, BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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TRACT NO. 4190
SUBDIVISIONS OF SAN JOAQUIN COUNTY
MACHADO RANCH
UNIT NO. 2
BEING A SUBDIVISION OF LOTS "A" & "B" OF THAT CERTAIN MAP ENTITLED "MACHADO RANCH, UNIT NO. 1, RECORDED IN BOOK 44 OF MAPS & PLATS, AT PAGE 127, SAN JOAQUIN COUNTY RECORDS AND THE REAL PROPERTY DESCRIBED IN EXHIBIT "A" OF D.N. 2023-006352, SAN JOAQUIN COUNTY RECORDS AND LYING IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN CITY OF MANTECA, SAN JOAQUIN COUNTY, CALIFORNIA AUGUST, 2023

NORTHSTAR ENGINEERING GROUP, INC.

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